



Board of Adjustment Report

Date	April 1, 2026	
Case No.	BOA26-00112	
Project Name	Mid-Mesa Medical Building Comprehensive Sign Plan	
Request	Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP)	
Project Location	3155 East Southern Avenue	
Parcel No(s)	140-59-003N	
Project Area	1.1± acres	
Council District	District 2	
Existing Zoning	Office Commercial (OC)	
General Plan Designation	Traditional Residential	
Applicant	Andrew Chi / Andrew Chi Planning	
Owner	SOUTHERN3155 LLC	
Staff Planner	Sergio Solis, Planner I	

Recommendation

Staff finds that the requested Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) meets the required findings outlined in MZO Section 11-46-3 and the required findings outlined in MZO Section 11-70-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan (CSP) for a commercial development located in the Office Commercial (OC) District. The proposed CSP will allow for certain deviations to the detached signage standards.

Site Context

General Plan:

- The Placetype for the project site is Traditional Residential and the Growth Strategy is Sustain.
- Business Offices are a supporting land use.

Zoning:

- The project site is zoned Office Commercial (OC).

Surrounding Zoning & Use Activity:

Northwest (Across Southern Ave.) PS Public Park	North (Across Southern Ave.) AG Public Park	Northeast (Across Southern Ave.) OC Public Park
West RS-7 Single-Residence	Project Site OC Medical Office	East RM-3-PAD Single-Residence
Southwest RS-7 Single-Residence	South RS-7 Single-Residence	Southeast RS-9 Place of Worship

Site History:

- **December 16, 1974:** City Council approved the annexation of 3,956± acres, including the project site, into the City of Mesa. The project site was subsequently zoned Rural-43 [equivalent to current Single Residence 43 (RS-43)] (Ordinance No. 907).
- **April 21, 1975:** City Council approved a rezone on 2,236± acres, including the project site, from RS-43 to Agricultural (AG) (Case No. Z75-013; Ordinance No. 926).
- **June 13, 1979:** City Council approved a rezone on 104± acres, including the project site, from AG to R1-9 (equivalent to Single Residence 9 [RS-9]), R1-9-PAD, R1-7 (equivalent to Single Residence 7 [RS-7]), and R1-7-PAD. The project site was rezoned from AG to RS-9 (Case No. Z79-035; Ordinance No. 1233).
- **February 19, 1981:** City Council approved a rezone on the project site from RS-9 to RS (Residential Services) [equivalent to current Office Commercial (OC)]. City Council also approved a Site Plan for the conversion of an existing garage to a beauty shop in the rear of the property (Case No. Z80-114; Ordinance No. 1450)

- **July 7, 1986:** City Council approved a Site Plan Modification on the project site for the development of a new 9,390 square foot office building (Case No. SPM86-016).
- **April 2, 2007:** City Council approved a Site Plan Modification for the development of a medical office building (Case No. Z07-019; Ordinance No. 4682).
- **April 4, 2007:** The Design Review Board approved elevations for a two-story medical office building (Case No. DR07-043).
- **April 10, 2007:** The Zoning Administrator approved a Development Incentive Permit (DIP) to allow the development of a medical office building (Case No. ZA07-026).

Project/Request Details

Site Plan:

- **Access:** The Project Site is accessed by one (1) existing ingress/egress drive aisle from Southern Avenue.
- **Street Frontage:** The Project Site has a street frontage of 179 feet (adjacent to Southern Avenue).
- **Building Design:** The proposed detached signage will serve an existing two-story, 11,600 square-foot multiple-tenant medical office building. The building features a modern design with façades composed of smooth-face stucco, stone tile accents, and an aluminum and glazing storefront system.

Comprehensive Sign Plan (CSP):

The purpose of a Comprehensive Sign Plan (CSP) is to provide for the establishment of signage criteria that are tailored to a specific development or location, and which may vary from specific Sign Ordinance provisions. The intent is to provide flexible sign criteria that promote superior design through architectural integration of the site, buildings, and signs,

The applicant is requesting a CSP for the commercial development known as Mid-Mesa Medical Building. The proposed CSP would allow a detached, double-sided, permanent sign structure to exceed the maximum permitted height, and exceed the maximum aggregate sign area allowances in the OC District.

Table 1 compares the Mesa Zoning Ordinance (MZO) design standards for permanent signs and sign structures with the proposed CSP modifications:

Development Standard	MZO Allowance	CSP Proposed
MZO §11-43-3-C-2 Detached Signs Allowances:		
Maximum Height	8 feet (96 in.)	11 feet – 4 inches (136 in.)
Maximum Aggregate Sign Area (attached and detached combined)	32 square feet	200 square feet (detached sign only)

The applicant is proposing a double-sided detached monument sign with 100 square feet of sign area per face, for a total of 200 square feet of sign area. No deviations to the attached signage standards are included in this CSP request and will be required to comply with MZO Table 11-43-3(C)(1).

Per MZO Section 11-41-7(A)(6), when the faces of a sign are separated by a horizontal distance of two feet or more, the sign area is calculated as the aggregate of both faces, even when the faces are mounted on the same sign support structure. Because the proposed sign structure has a width of 24 inches between faces, the sign qualifies as a double-sided sign and the total sign area is calculated as the sum of both faces. Based on this calculation method, the proposed monument sign results in a total sign area that exceeds the maximum sign area permitted for a detached sign in the OC zoning district. The applicant is therefore requesting a deviation from the maximum permitted detached sign area.

In addition, the applicant is requesting an increase to the maximum permitted sign height. The OC district permits a detached monument sign height of 8 feet high. The applicant is proposing a monument sign with a height of 11 feet and 4 inches high. The requested increase to the detached monument sign area and height is intended to accommodate the scale and configuration of the site and to provide adequate visibility and wayfinding for the development.

The requested sign area increase applies solely to the proposed detached monument sign. Any attached building signage remains subject to the requirements of MZO Table 11-43-3-C-1 and is not modified by this CSP.

CSP Review Criteria – MZO Section 11-46-3(D):

Per MZO Section 11-46-3(D), the Board of Adjustment must find at least one of the following criteria are met in order to approve a CSP:

1. Unique or Unusual Physical Conditions;
2. Unique Characteristics of Land Use, Architectural Style, Site Location, Historical Interest, or other Distinguishing Features; or
3. Incorporation of Special Design Features.

The requested CSP meets criteria #2 and #3:

2. The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest, or other distinguishing features that represent a clear variation from conventional development.

The visibility and scale of the proposed signage is appropriate given the location of the sign structure, street frontage, and office use it will serve. The size, height, and placement of the sign will provide adequate legibility and wayfinding for both tenants and the traveling public.

3. The proposed signage incorporates special design features such as lighting, materials and craftsmanship, murals, or statuary that reinforce or are integrated with the building architecture.

The proposed signage incorporates special design features through high-quality materials, including an aluminum frame and stone tile accents, which complement the existing medical office building's modern architecture. The design, materials, and craftsmanship reinforce the building's aesthetic and provide a cohesive appearance between the signage and the structure.

Special Use Permit:

Per MZO Section 11-46-3(A), a CSP must be approved in conjunction with an SUP. Per MZO Section 11-70-5(E), the Board of Adjustment shall also find the following criteria are met for approval of a SUP:

1. **Consistency with the General Plan and other Plan/Policies:** The proposed CSP is consistent with the Traditional Residential Placetype, and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
2. **Zoning District Intent:** The proposed CSP is consistent with the location, design and operating characteristics and conforms to the goals and purposes of the OC District designation on the Project Site.
3. **Project Impact:** There will be no injurious or detrimental impact to surrounding properties with the proposed signage. The design, scale, and placement of the signage are consistent with surrounding development. The proposed signage will improve visibility to the site without being overbearing in size and will not flash, blink, animate, or emit any noise.
4. **Adequate Public Facilities:** The City of Mesa utilities and public infrastructure are available to serve the proposed project.

Required Notification

The applicant provided letters to surrounding property owners within 500 feet of the project site, notifying them of the public hearing.

Staff has not received any public comments regarding the proposed project.

Conditions of Approval

Staff recommends **approval** of the Special Use Permit for a Comprehensive Sign Plan, subject to the following conditions:

1. Compliance with the final sign plan as submitted with this application.
2. Compliance with all requirements of Case No. ZA07-026.
3. Compliance with all requirements of Design Review Case No. DR07-043.
4. Compliance with all applicable City development codes and regulations.
5. Future development per Section 9-8-3 of the Mesa City Code require dedication of right-of-way (ROW), and a public utility and facilities easement (PUFE) is typically required immediately adjacent to the ROW, and any sign structure located within such areas shall require the issuance of an Encroachment Permit to be reviewed and approved by the City of Mesa Engineering Department.
6. Compliance with all requirements of the Development Services Department regarding the issuance of building permits.
7. Any sign components that become deteriorated, damaged, or weakened shall be promptly repaired or replaced.
8. All signage to be reviewed and approved through a separate sign permit.

Section 11-70-5 of the MZO allows for a revocation process if any condition, stipulation, or term of the approval of the SUP has been violated. In addition to the conditions of approval above, approval of the SUP is conditioned on the information provided by the applicant at the public hearing and in the application (including any accompanying narrative and other supplemental materials) not being false or materially misleading at the time of approval.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Comprehensive Sign Plan

Exhibit 5 – Power Point Presentation